

CITY OF MINNEAPOLIS

At a Glance: Ward 5

Department of Regulatory Services

December 9, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Ward 5 Profile

as of 12/09/14

Total Parcels

Parcels w/ land use detail	8658
Rental licenses	2541
Parcels with Rental Licenses	2464
Rental units	5332
Average rental units	2.10
Rentals / total residential	35%

All violations & police calls

Parcels	Violations
Interior violations	2232
Exterior violations	1130
Fire violations	526
Nuisance violations	4192
All violations	5100
Total police calls	5794

Parcels with Serious Flags

Past 2 years	Current
VBR	342
Condemned	213
Illegal Occupancy	191
PPU	110
Good Cause 7+ scores	47
COP	105
Abate list	1922 (6 months)

Rental Licenses by

Unit Count	Count	%	%
1	862	44.09%	44.09%
2	640	32.74%	76.83%
3	93	4.8%	81.59%
4-5	219	11.20%	92.79%
6-10	59	3.02%	95.81%
11-15	50	2.56%	98.36%
16-20	14	0.72%	99.08%
21-30	08	0.41%	99.49%
31+	10	0.51%	100.00%
Grand Total	1955	100.0%	100%

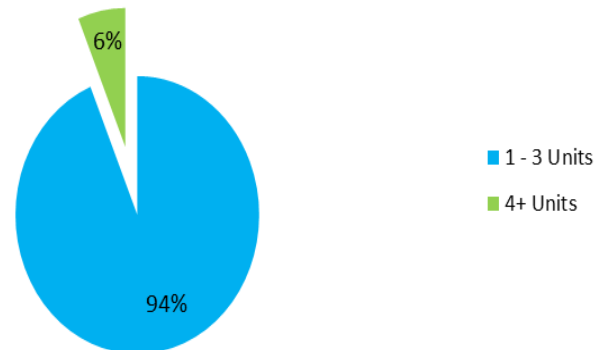
Land Use Assessor

(when descriptions available)

Count	%
Vehicle Related Use	32
*Group Residence	24
*Mixed Comm., Res, Apt.	36
Office	87
Retail	70
Institution, School, Church	80
Comm. Work Shop	70
Common Area	6
Industrial warehouse/factory	155
Bar, Restaurant, Club, Entertain.	12
Utility	5
*Multi Family (Residential)	1318
*Single Family (Residential)	5627
Sport or Recreation Facility	13
Garage or Misc. Residential	15
Misc. Commercial	11
Vacant Land	1097
Grand Total	8658

*Includes Residential Use

Rental License Breakdown by Type



Ward 5 Demographic Profile

Ward 5 Demographic Summary

Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	26720	9070	17650	13170	13550	9,989	8,707	1,282
Percentage	100.0%	33.9%	66.1%	49.3%	50.7%	100.0%	87.2%	12.8%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	5,269	2,251	13,829	388	3,588	83	1,312
Percentage	19.72%	8.42%	51.76%	1.45%	13.43%	0.31%	4.91%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	4120	4756	5626	3342	1899	24307	7671	7843	1621	3161
Percentage	20.9%	24.1%	28.5%	16.9%	9.6%	76.0%	24.0%	62.1%	12.8%	25.0%

Notes:

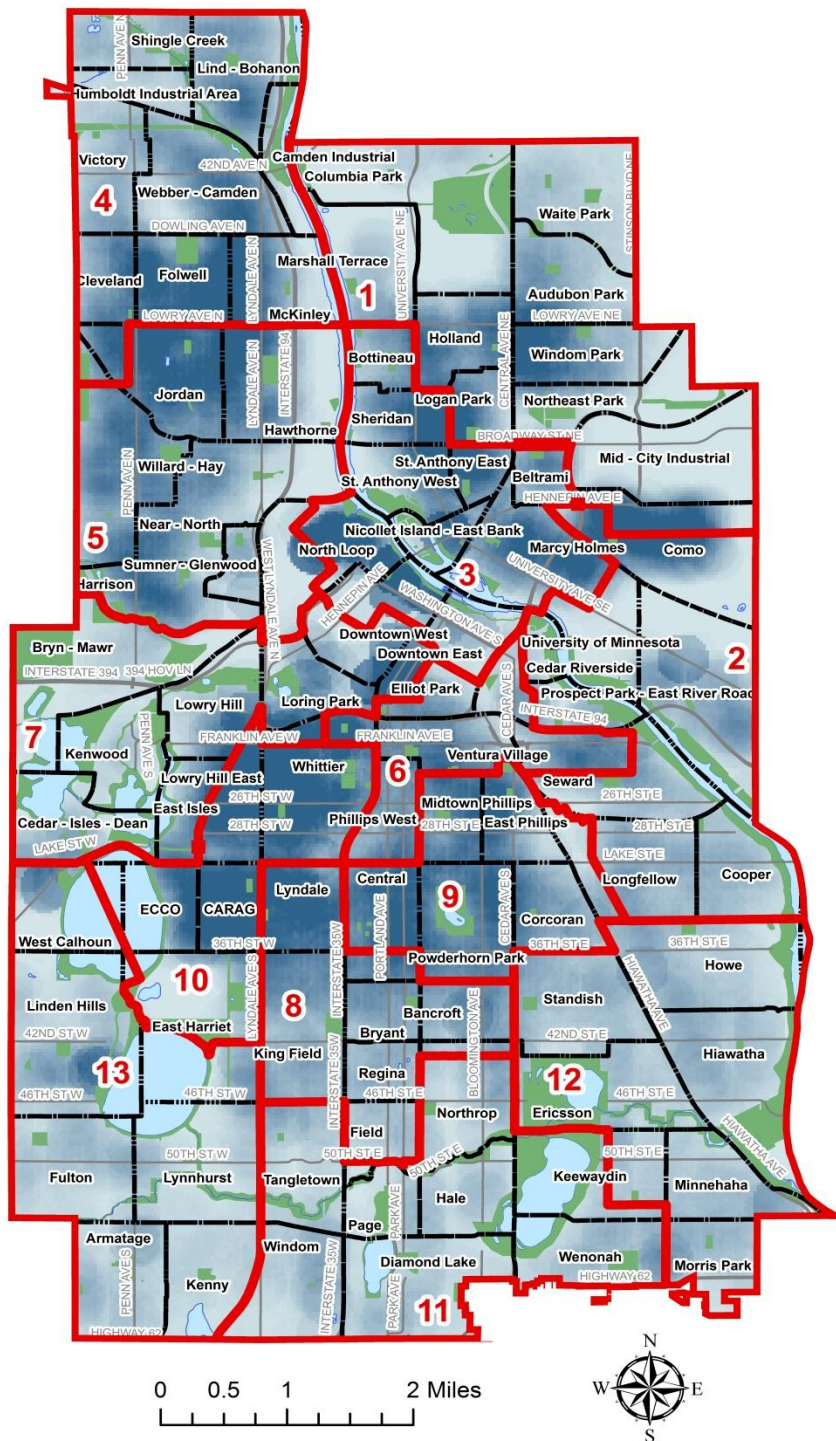
American Community Survey data is compiled based on neighborhoods in Ward 5 including: Harrison, Hawthorne, Jordan, Near - North, North Loop, Sumner - Glenwood and Willard - Hay. Data at smaller boundary levels weren't available so this information is generalized & not all people surveyed may necessarily be in Ward 5.

The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

Citywide Rentals by Ward



Legend

Amount of
Rental Licenses

High

Low

Ward Boundaries

Neighborhood
Boundaries

Parks

Water Bodies

Property Distribution by Ward

Ward Rental
Licenses

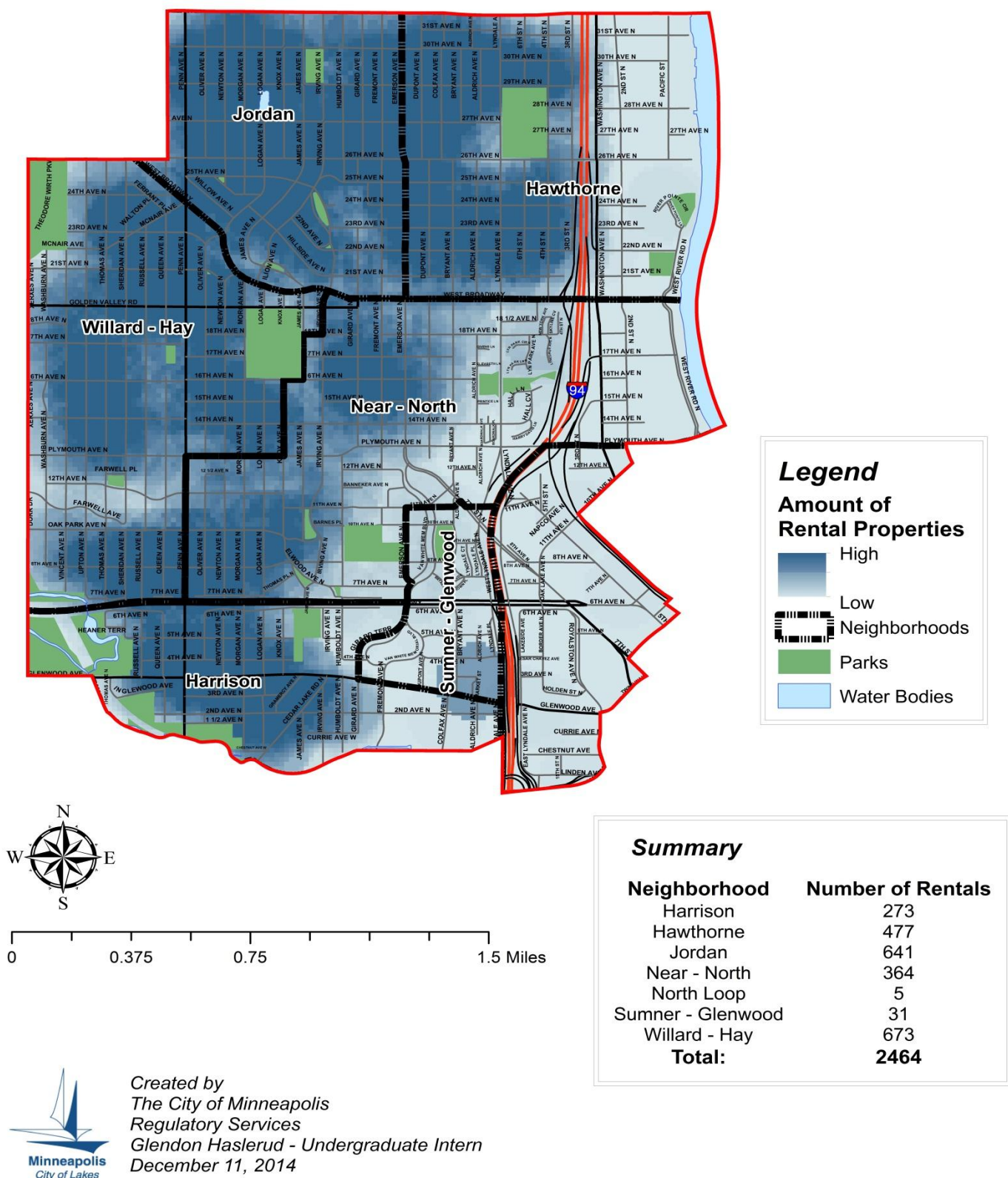
01	2226
02	1438
03	2639
04	2672
05	2543
06	1085
07	1375
08	1676
09	1935
10	2315
11	1019
12	1274
13	1186

Total Properties: 23,383

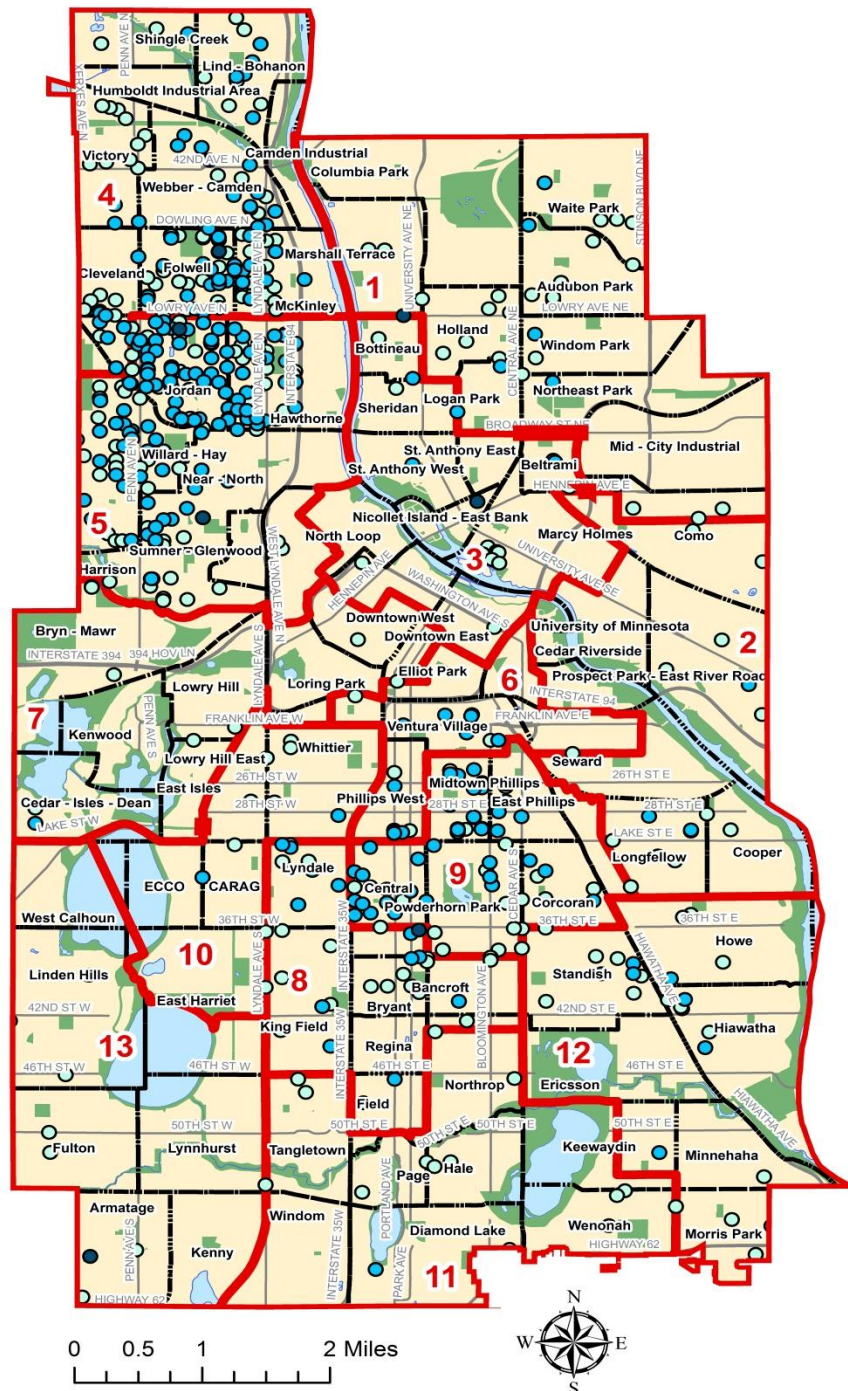
0 0.5 1 2 Miles



Ward 5 Rental Properties



Citywide Condemned and Vacant (VBR) Properties



Legend

- Condemned Properties
- VBR Properties
- ◐ Condemned & VBR Properties
- ▭ Ward Boundaries
- ▭ Neighborhood Boundaries
- Parks
- Water Bodies

Property Distribution by Ward

Ward	Condemned	VBR	Condemned & VBR
01	01	24	06
02	00	12	04
03	01	17	04
04	02	72	65
05	02	67	119
06	00	08	08
07	00	09	01
08	01	21	12
09	00	24	38
10	00	08	02
11	00	12	01
12	00	18	08
13	01	08	00
Totals:	08	300	268

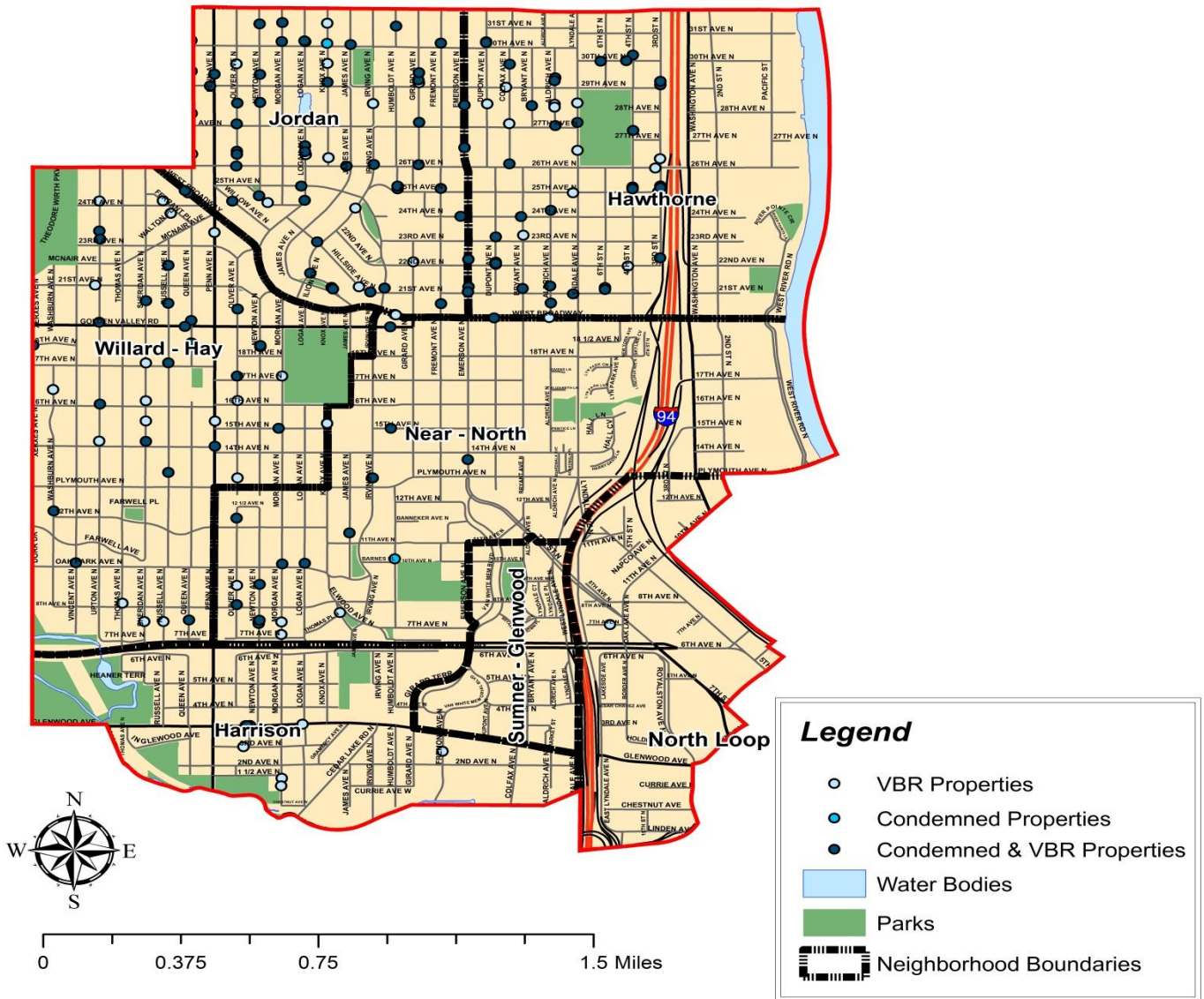
Total Properties: 576



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Regulatory Services
Quinn Carr-Regulatory Services Associate
November 25, 2014

*2 properties could not be displayed on the map

Ward 5 Condemned and Vacant (VBR) Properties

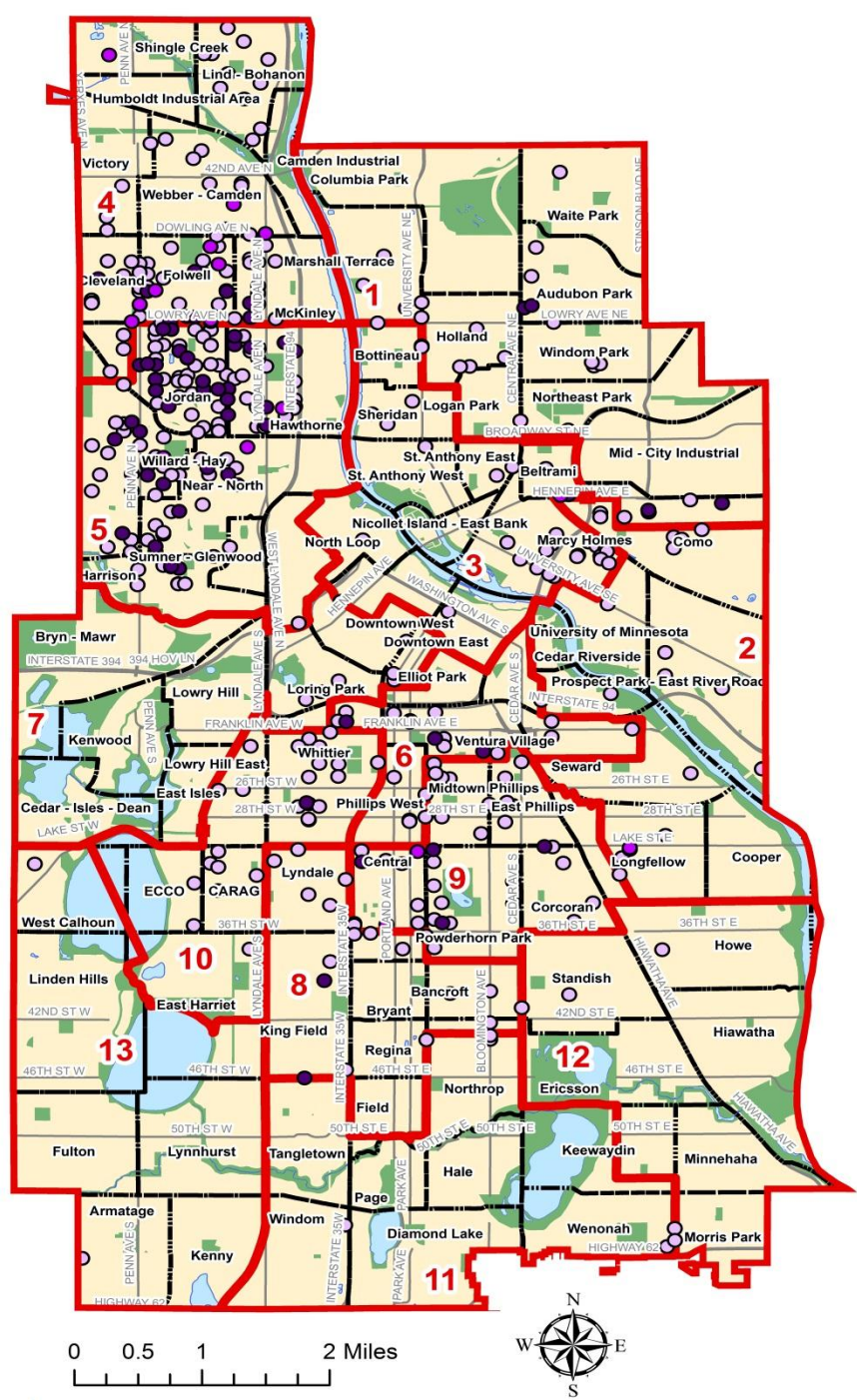


Summary

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Harrison	00	06	02
Hawthorne	00	17	34
Jordan	01	17	42
Near - North	01	04	15
North Loop	00	01	00
Summer - Glenwood	00	00	00
Willard - Hay	00	19	25
Total:	02	64	118

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Erik Lundborg - Undergraduate Intern
November 25, 2014

Citywide Conduct on Premise (COP) & Problem Properties (PPU)



Legend

COP Properties

COP & PPU Properties

PPU Properties

Ward Boundaries

Neighborhood Boundaries

Parks

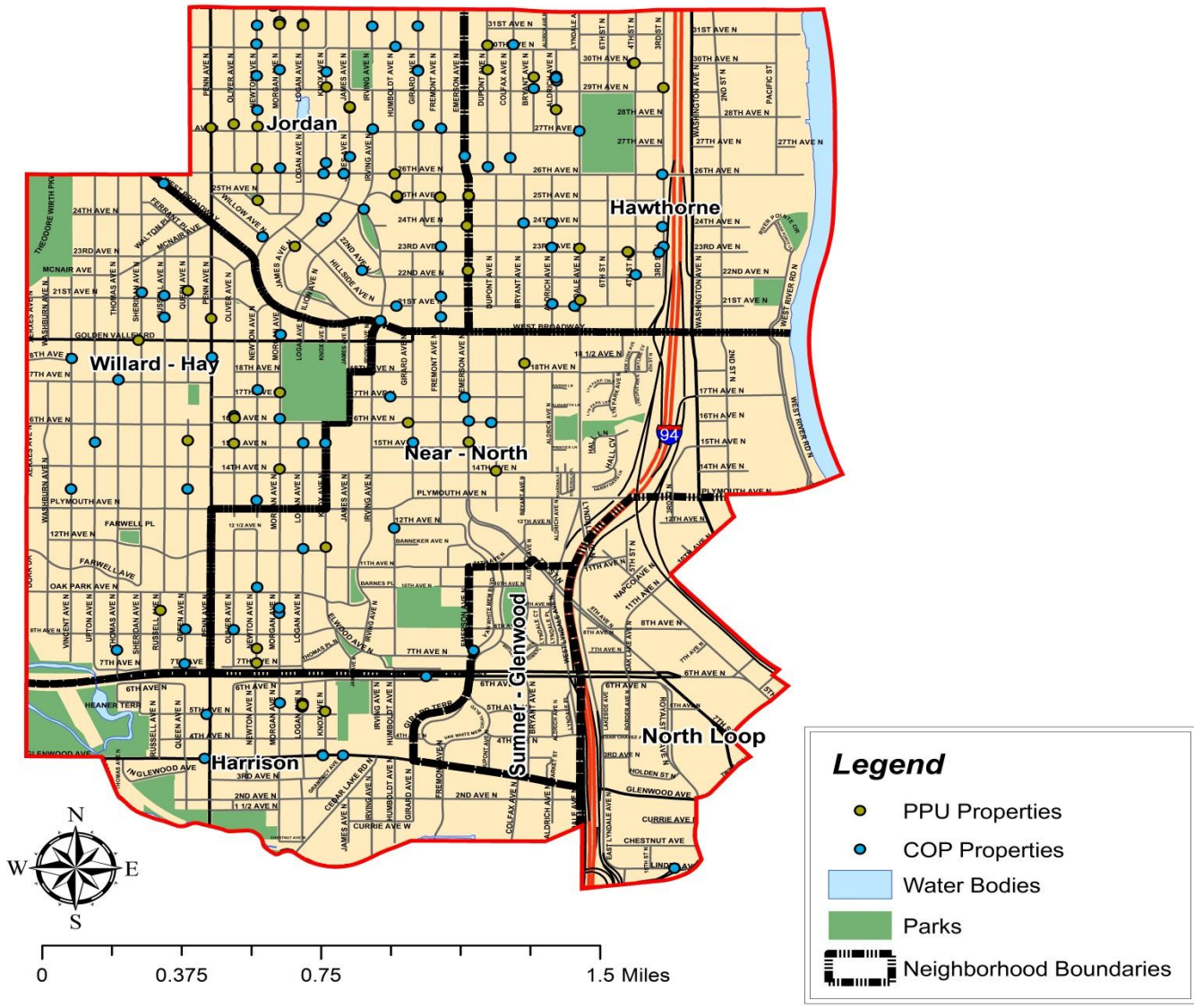
Water Bodies

Property Distribution by Ward

Ward	COP	COP & PPU	PPU
01	22	01	04
02	17	01	00
03	32	01	01
04	65	10	11
05	98	03	43
06	21	00	03
07	08	00	00
08	16	00	02
09	34	02	04
10	26	00	01
11	05	00	00
12	05	00	00
13	02	00	00
Totals:	351	18	69

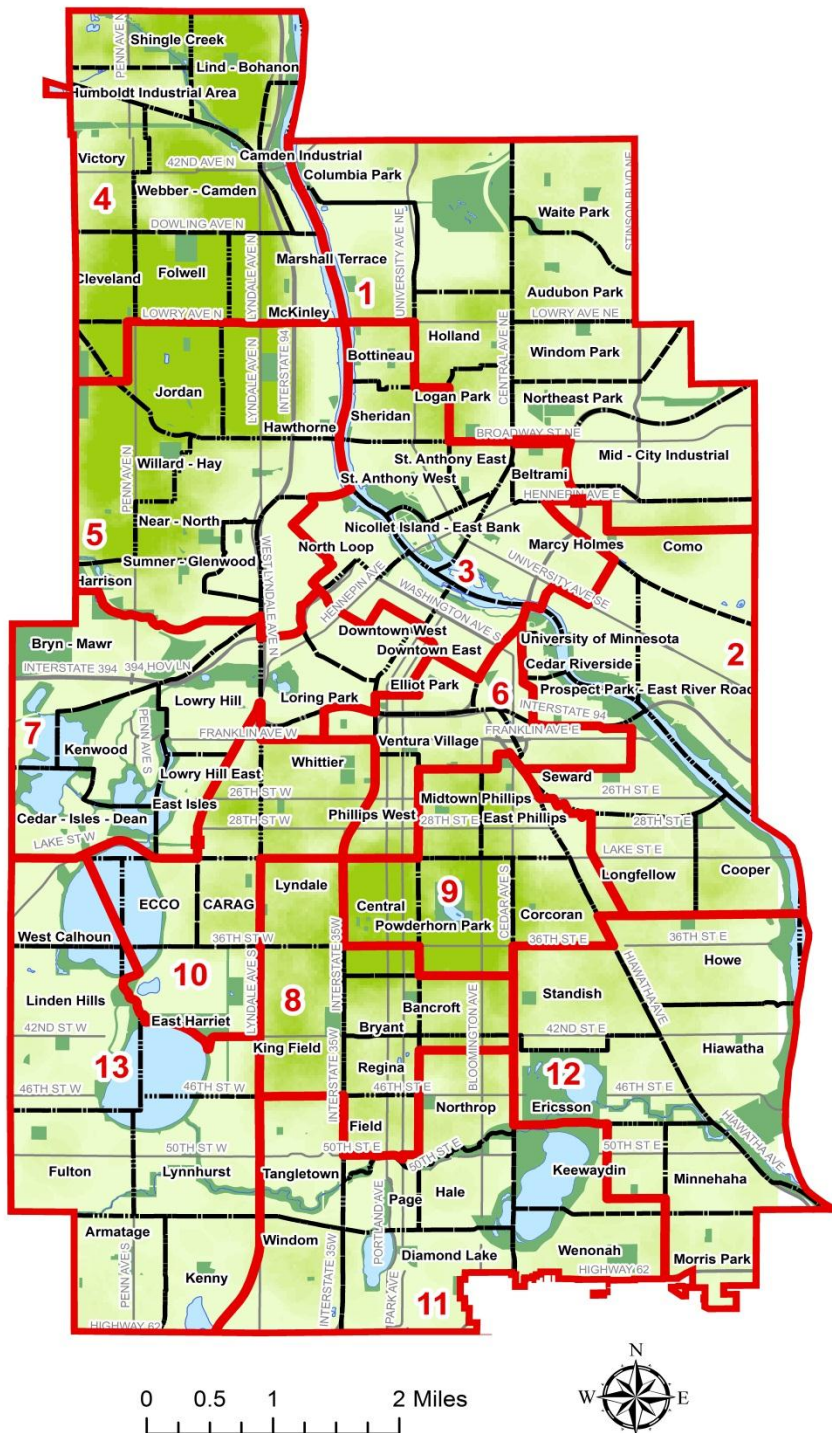
Total Properties: 438

Ward 5 Conduct on Premise (COP) & Problem Properties (PPU)



Summary		
Neighborhood	COP Notices	PPU Properties
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Sumner - Glenwood	00	00
Willard - Hay	21	09
Total:	101	46

Citywide Abate List Properties



Legend

Amount of
Abate List Properties

High

Low

Ward Boundaries

Neighborhood
Boundaries

Parks

Water Bodies

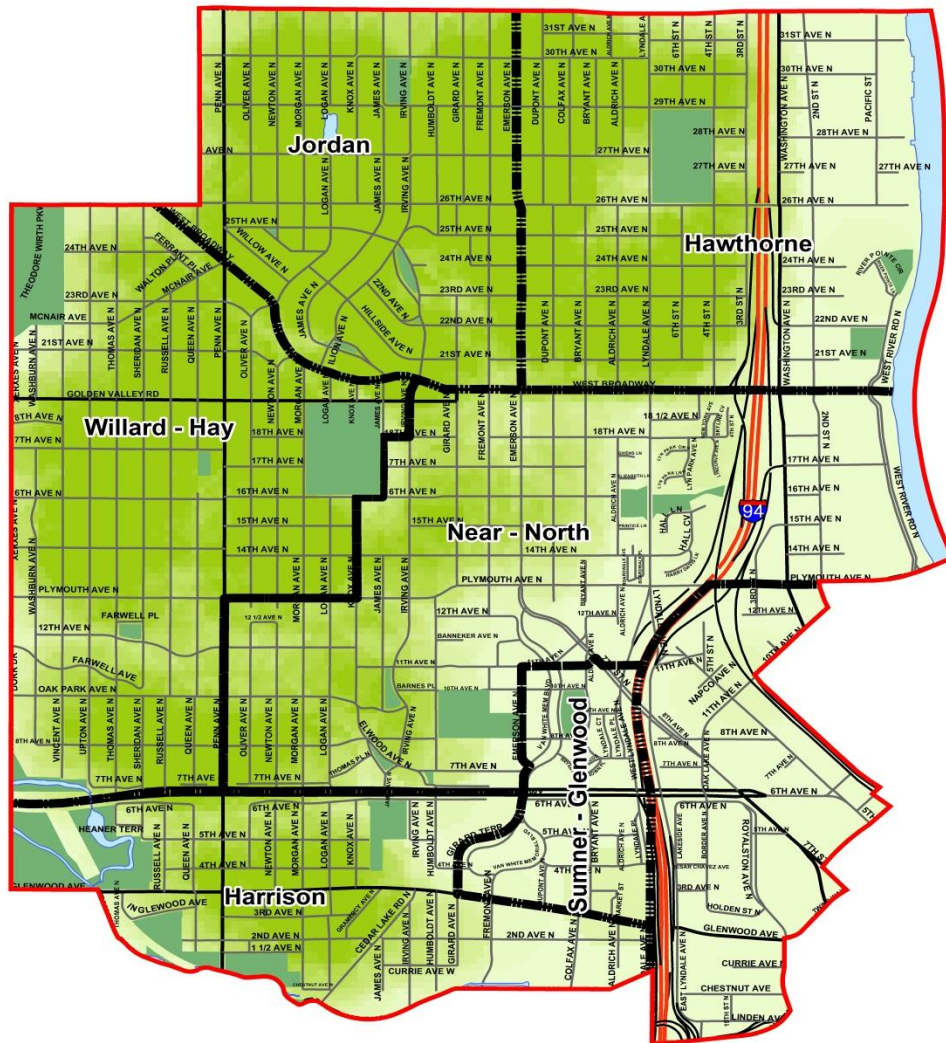
Property Distribution by Ward

Ward Abate List

01	399
02	154
03	124
04	1590
05	1212
06	83
07	24
08	566
09	709
10	243
11	171
12	209
13	53

Total Properties: 5537

Ward 5 Abate List Properties



Legend

Amount of Abate List Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies



0 0.375 0.75 1.5 Miles

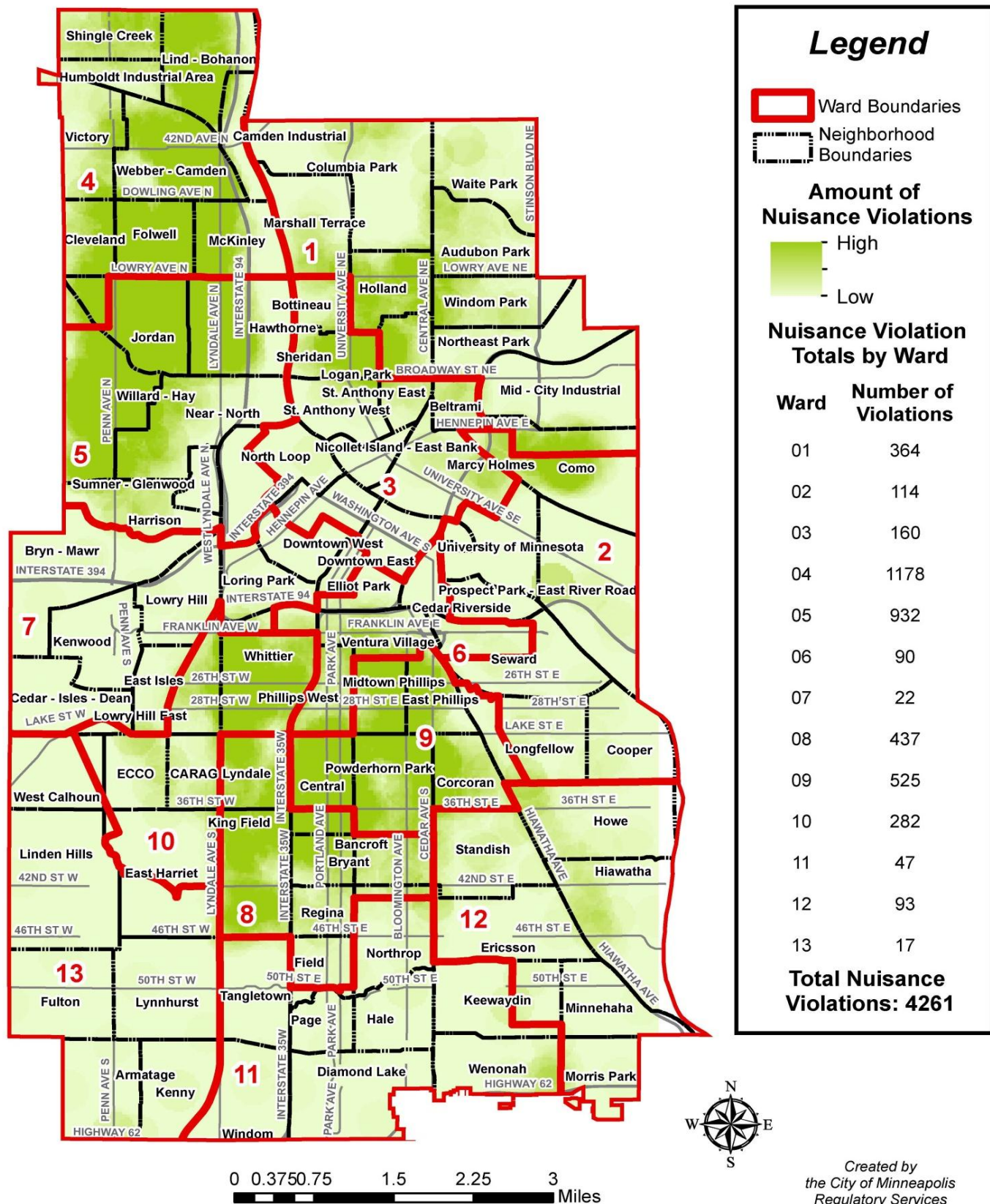


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Glendon Haslerud - Undergraduate Intern
December 11, 2014

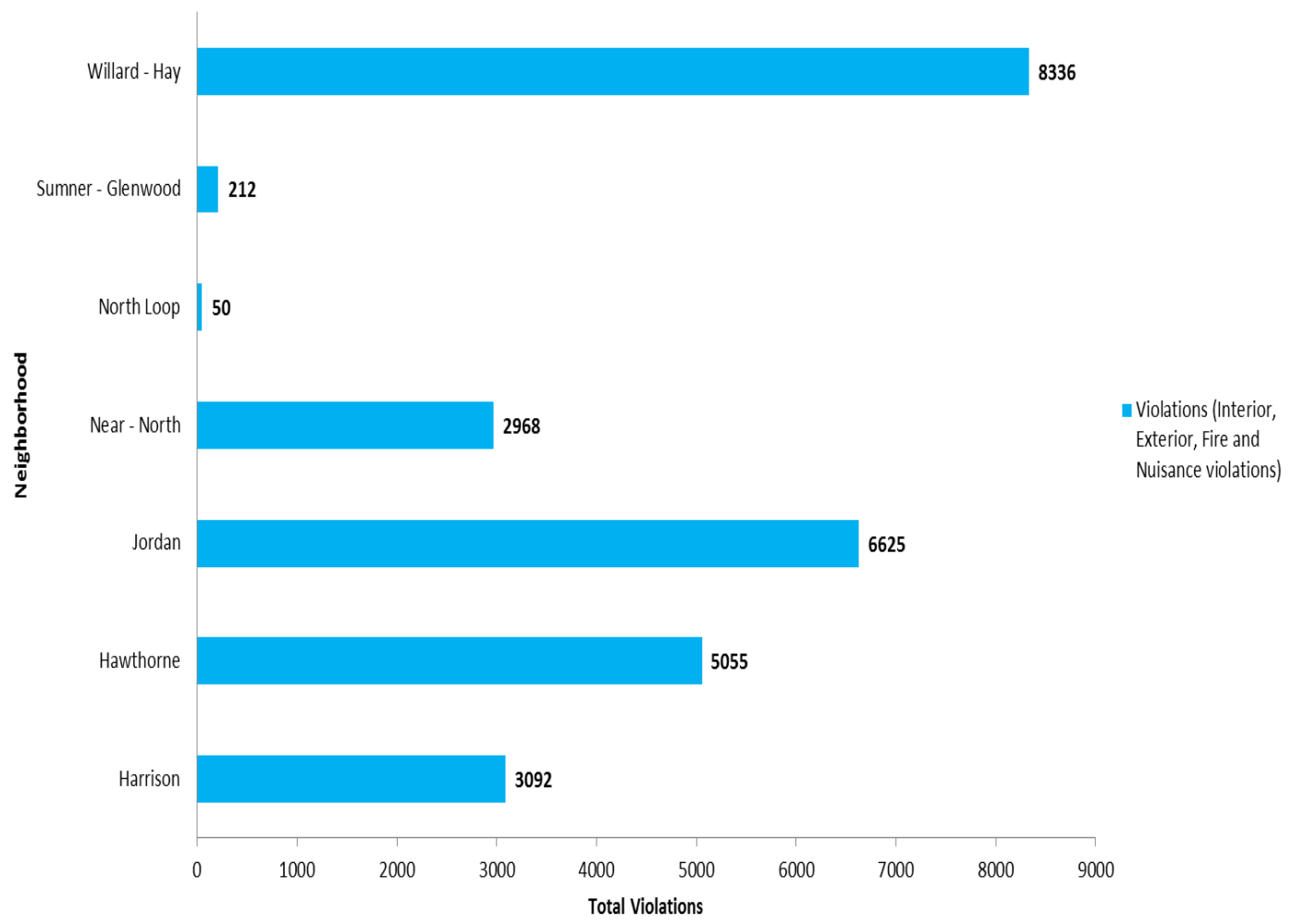
Summary

Neighborhood	Number of Abate List Properties
Harrison	120
Hawthorne	287
Jordan	455
Near - North	180
North Loop	2
Sumner - Glenwood	4
Willard - Hay	455
Total:	1503

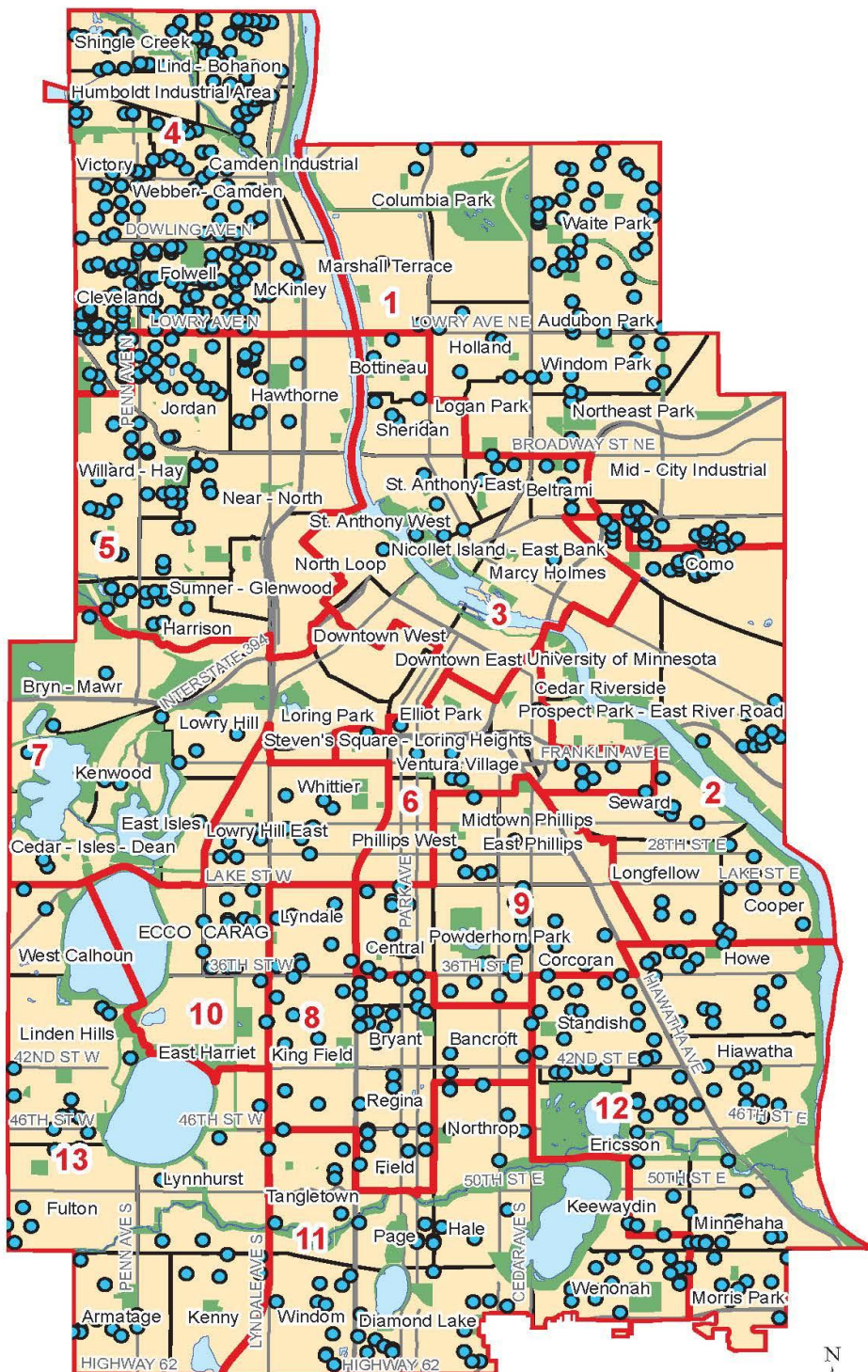
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Violations in Ward 5 (last 2 years)



Citywide Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

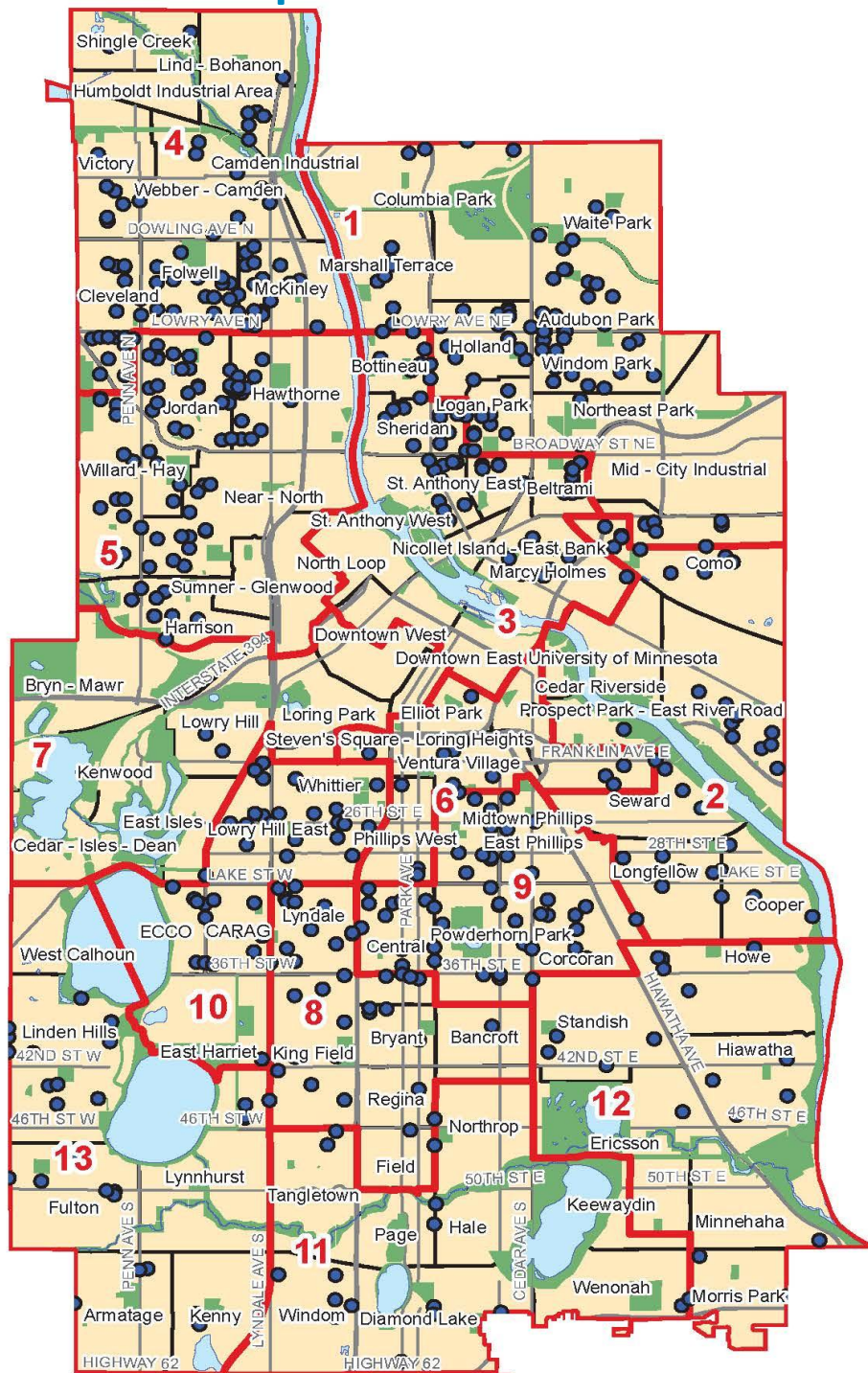
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

*6 Properties could not be identified

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Regulatory Services
May 16, 2014

Citywide Rental License Change of Ownerships in 2013



Legend

- Rental License
- CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

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Regulatory Services
May 16, 2014

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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Deputy Director, Housing Inspections Services

Joann.Velde@minneapolismn.gov

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

michael.rumppe@minneapolismn.gov

Residential inspections for multifamily (4+) buildings

To reach our data analysts, contact:

Noah Schuchman

Deputy Director, Operations & Business Improvement

Noah.Schuchman@minneapolismn.gov

(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU
Fire Inspection Services
Traffic Control
Animal Care and Control